

Former Gleason's Nursery

Brownfield Cleanup Program

Site No. C915407

Town of Amherst, Erie County



Department of
Environmental
Conservation

September 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Gleason's Nursery site ("site") located at 4774 and 4780 Sheridan Drive in the Town of Amherst, Erie County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 4748 Sheridan Drive LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **September 24 through October 24, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915407/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor, and any other parts of the environment that may be affected.

Previous investigations have detected pesticides, metals, polycyclic aromatic hydrocarbons, and herbicides in the soil.

Key components of the investigation work include:

- Advancing test pits and soil borings for the purpose of collecting analytical samples to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Investigation / Alternative Analysis Report” will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The 5.08-acre site is located in the Town of Amherst. It is bordered on the south by Sheridan Drive and residential properties to the north, east, and west. Six structures including two residential buildings, a shed, and three storage garages were demolished in March 2025. The site is currently vacant, covered with asphalt driveway and vegetated areas. The site was originally developed for residential purposes in 1930 and converted into a landscaping business and plant nursery in the 1950s. The landscaping and plant nursery ceased operations in 2020.

The planned redevelopment for the site includes construction of eleven two-story, two-unit townhouses with attached garages, a private driveway, stormwater management areas, and greenspace.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915407) at: <https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation
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Project-Related Health Questions

Michael Izdebski
NYSDOH, Bureau of Environmental Exposure and Investigation

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bee@health.ny.gov

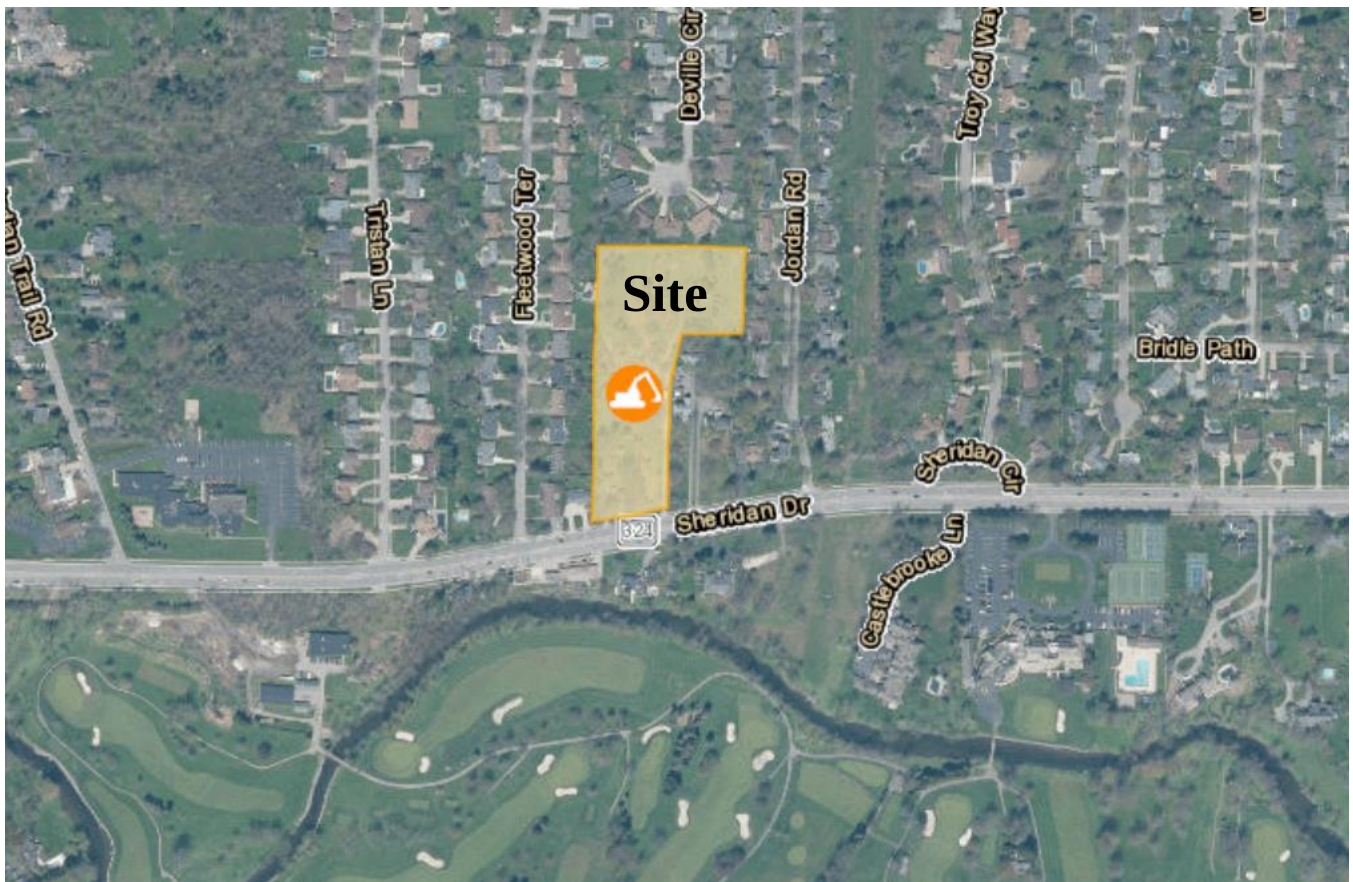
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915407/>

Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203
[\(716\) 858-8900](tel:(716)858-8900)

Williamsville Branch Library
5571 Main Street
Williamsville, NY 14221
[\(716\) 632-6176](tel:(716)632-6176)

Site Location





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